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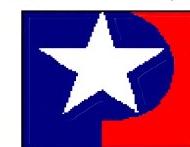
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0042.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
580,600 / 580,600
580,600 / 580,600
580,600 / 580,600APPRaised:
USE VALUE:
ASSESSED:**Patriot**
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOWERS AARON &	
Owner 2: SANDBERG RONA JILL	
Owner 3:	

Street 1: 42 MENOTOMY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: OQUINN JOHN A JR-ETAL -

Owner 2: OQUINN JOSEPH M -

Street 1: 73 TEMPLE RD

Twn/City: WALTHAM

St/Prov: MA Cntry:

Postal: 02452

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 2096 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7376																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	580,600			580,600		317513
							GIS Ref
							GIS Ref
							Insp Date
							09/05/18

1 of 1
CARDResidential
ARLINGTONAPPRaised:
USE VALUE:
ASSESSED:580,600 / 580,600
580,600 / 580,600
580,600 / 580,600

!16255!

PRINT

Date 12/11/20 Time 05:52:46

LAST REV

Date 09/05/18 Time 14:25:38

danam

16255

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OQUINN JOHN A J	133-99		1/20/2015		430,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Measured	DGM	D Mann
2/24/2016	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			Master Deed 43-31.									
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: BROWN				A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1926	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G17	Fact: .			Floor: 2 - 2nd Floor													
Const Mod:				% Own: 60.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	8	5							
Sec Int Wall:		%		Economic:		Additions:											
Partition: T - Typical				Special:		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		Baths:											
Sec Floors:		%		Total:	31 %	Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electrical:									
Subfloor:				Basic \$ / SQ:	295.00	General:		Totals	1	8	5						
Bsmnt Gar: 2				Size Adj.: 1.15095413													
Electric: 3 - Typical				Const Adj.: 0.98000199													
Insulation: 2 - Typical				Adj \$ / SQ: 332.742													
Int vs Ext: S				Other Features: 67500													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 841419													
% Com Wall	% Sprinkled:			Depreciation: 260840													
				Deprecated Total: 580579													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: [] Serial #: [] Year: [] Color: []																	
SPEC FEATURES/YARD ITEMS				PARCEL ID				PARCEL ID 128.A-0003-0042.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items: []				Total Special Features: []				Total: []					
 <p style="text-align: right;">AssessPro Patriot Properties, Inc</p>																	